075.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,287,100	/	1,287,100
USE VALUE:	1,287,100	/	1,287,100
ASSESSED:	1,287,100	/	1,287,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORDON MARTIN S & ALICE
Owner 2:	
Owner 3:	
Street 1:	7 PARKER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,375 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Wood Shingle Exterior and 2771 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12375.000	497,800		789,300	1,287,100
Total Card	0.284	497,800		789,300	1,287,100
Total Parcel	0.284	497,800		789,300	1,287,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.49 | /Parcel: 464.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

47390

GIS Ref

GIS Ref

Insp Date

10/29/18

!6263!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,700	0	12,375.	789,300	1,287,000	1,287,000	Year End Roll	12/18/2019
2019	101	FV	388,800	0	12,375.	789,300	1,178,100	1,178,100	Year End Roll	1/3/2019
2018	101	FV	388,800	0	12,375.	676,500	1,065,300	1,065,300	Year End Roll	12/20/2017
2017	101	FV	388,800	0	12,375.	631,400	1,020,200	1,020,200	Year End Roll	1/3/2017
2016	101	FV	388,800	0	12,375.	541,200	930,000	930,000	Year End	1/4/2016
2015	101	FV	358,400	0	12,375.	484,800	843,200	843,200	Year End Roll	12/11/2014
2014	101	FV	358,400	0	12,375.	448,800	807,200	807,200	Year End Roll	12/16/2013
2013	101	FV	358,400	0	12,375.	427,900	786,300	786,300		12/13/2012

PRINT

Date	Time
12/10/20	21:03:39

LAST REV

Date	Time
05/13/19	10:35:42

danam

PAT ACCT.

6263

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	783-64		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	47390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2018	1841	Redo Kit	28,000	C				
10/11/2011	1277	Manual	21,287					
12/7/1994	651	Manual	3,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
6/19/2009	Measured	189	PATRIOT
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12375		Sq. Ft.	Site		0	70.	0.91	4			View	50	Access	-5			789,267						789,300	

Total AC/HA: 0.28409 | Total SF/SM: 12375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 789,267 | Spl Credit | Total: 789,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21573269
Const Adj.:	1.00952256
Adj $ / SQ:	116.594
Other Features:	148500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611523
Depreciation:	113743
Depreciated Total:	497780

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 4				HB		

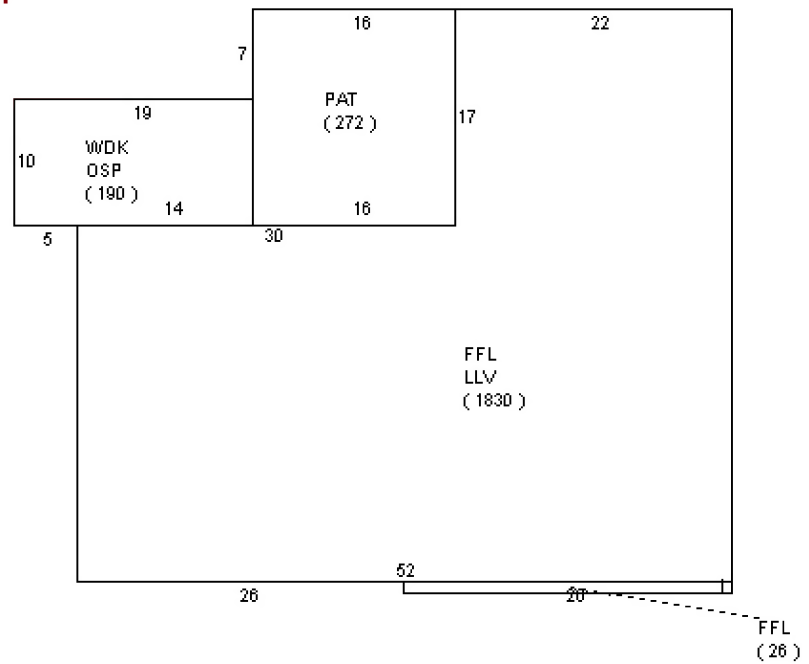
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	11	6	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,856	116.590	216,399
LLV	Lower Level	1,830	72.140	132,021
PAT	Patio	272	3.660	996
OSP	Screen Porch	190	27.970	5,314
WDK	Deck	190	11.370	2,160
	Net Sketched Area:	4,338	Total:	356,890
Size Ad	1856	Gross Are	4338	FinArea 2771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.08
Special Features:	0	Val/Su Net:	114.75
Final Total:	497800	Val/Su SzAd	268.21

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	